Bill Garrett Davidson County
Batch# 70277 DEEDWARR
03/16/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180316-0025184

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 220,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2018.

Notary Public

My commission expires: 9-25-19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Danny Lee Williams	**New Owner**	**03000002700**
4919 Laws Rd		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aretha Q. Martin, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danny Lee Williams, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described partly according to a survey dated July 7, 1966, by T.R. Stanford, as follows:

Beginning at point in the northwesterly margin of Laws Road located northeastwardly 418 feet, more or less, from the northeasterly margin of Whites Creek Pike, and at the northeasterly corner of the Thomas W Bryant, Sr., property (Book 3807, page 708, Register's Office for said County); thence, with Bryant's northeasterly property line, N 51 deg. 50' W 370 feet, more or less, to a point in the southeasterly line of the McElvin E Swak property (Book 4516, page 649, said Register's Office); thence, with said line N 38 deg 10' E 100 feet, more or less, to an iron pin in the southwesterly line of the Dewell C Allen property (Book 5331, page 875, said Register's Office); thence, with said line, S 51 deg. 50' E 353 feet, more or less, to an iron pin in the northwesterly margin of Laws Road; thence, with said margin, southwestwardly 100.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Aretha Q. Martin, a married woman by Warranty Deed from Cynthia G. Harris, unmarried dated 08/09/13 and recorded on 08/21/13 in Instrument No 20130821-0088029, Register's Office for Davidson County, Tennessee.

Mozell D. Martin, spouse of Aretha Q. Martin, joins in this instrument for the purpose of conveying his marital interest in said property.

HE2018-0010

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4919 Laws Rd, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of March, 2018.

Aretha Q. Martin

Mozell D. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Aretha Q. Martin and Mozell D. Martin,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2018.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Notary Public

My Commission Expires:

HE2018-0010

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019